

**SALEM PLANNING AND ZONING COMMISSION  
(PZC)  
REGULAR MEETING  
July 28, 2015  
7:00**

**CALL TO ORDER:** G. Fogarty called the meeting to order at 7:00.

Present: G. Fogarty, J. Duncan, , G. Walter, V. Smith, R. Savalle, E. Natoli Alt., E. Wenzel Alt.(7:05) R. Serra (SECCOG Planner) L. Burdick (ZEO)

Absent: R. Amato, R. LaBonte, J. Gadbois Alt.,

Guests See File Copy

**PUBLIC HEARING:** None

**PETITIONERS:** None

**PUBLIC COMMENT-**None

E. Natoli was seated for R. Amato  
E. Wenzel was seated for R. LaBonte

**APPROVAL OF MINUTES OF PREVIOUS MEETING(S):** NA

**OLD BUSINESS:**

R. Savalle recused herself from the discussion

**1. Possible Action on Savalle/Avery Quarry Permit Renewal**

The members received the letter written by Vinny Savalle (See File Copy)

**M/S/C (Duncan/Smith) to approve granting the permit for the Avery/Savalle Quarry, 190 Round Hill Road with the conditions that the applicant rewrite the letter to include the hours of operation which are Monday-Saturday between 7:00AM to 5:00 PM and to have the letter notarized. Vote: Approved Unanimously**

**NEW BUSINESS:**

**1. Pre-Application Meeting for Farm Brewery-Zac Adams, 62 Music Vale Road**

G. Fogarty explained to the members that the purpose of the pre-application is to hear and gather information from the proposed applicant in preparation for a possible application which, the Commission may be receiving in the near future. The Commission will be neutral with no decisions being made.

R. Serra stated Section 30 of the zoning regulations pertains to the possible application. He has met with Zach Adams on a number of occasions to discuss his plans and what needs to be done before the application is submitted. R. Serra informed the members it would need a zone change.

Z. Adams, 62 Music Vale Rd stated that the farm brewery will be the first of its kind in eastern CT. He handed out the proposal for the brewery and proceeded to give a history of the farm and how his plan honors the tradition of the past and has a direct connection to the land. (See File Copy)

Laura Adams, 62 Music Vale Rd, informed the members of the crops being grown on the property and eventually will be used in the beer making process. She listed hops, raspberries, blueberries, fruit trees as well as other crops. L. Adams stated they will not be able to grow enough to support the brewery so they will need to buy supplies to compensate.

Z. Adams stated the barn has been assessed for structural use and it was found to be sound and in good shape and well suited for adoptive reuse. They have hired an architect who designed the brew house as well as the tap/tasting room.

J. Falese-Civil Engineer for the project reviewed the proposal for the farm brewery. He stated they plan on preserving the large oak tree and one entrance with parking in the back of the barn. They will be conducting a traffic study and are aware it is a well-traveled road with two sharp curves. He stated the owners also own an adjacent piece of property and they will improve the line of sight on one of the curves.

Z. Adams stated at the beginning the operation will use between 300-380 gallons of water a day. There will be two brewery cycles a week and the CT DPH will be involved in the well. He stated that 99% of the wheat waste will be given to local farmers and the waste water will be stored in concrete tanks, the waste will be hauled off site. He stated the tap room will be open 3 days to start and then up to 5 days once the operation gets going. There will be no food sold, and at this point they do not plan on holding events other than ticketed events for new beer releases.

## **ENFORCEMENT OFFICERS REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT: No Report**

### **Town Planner Report**

R. Serra reminded the members of the HOPE Partnership offer of a presentation and they should make the decision in August as to invite them and when they can come before the Commission.

**EXECUTIVE SESSION:** Update on Sids Auto and DMV

**M/S/C (Smith/Savalle) to go into Executive Session. Vote: Approved Unanimously. 8:25**

Present at Executive Session-Fogarty, Savalle, Duncan, Walter, Natoli, Wenzel, Smith, Serra, Burdick (ZEO)

**CORRESPONDENCE:** None

**PLUS/DELTAS:** No discussion

**ADJOURNMENT:** M/S/C (Walter/Duncan) to adjourn at 8:30 PM. Vote: Approved Unanimously.

Respectfully Submitted,  
Sue Spang  
Recording Secretary